

United States Department of the Interior
National Park Service

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Gloyd Building

and/or common Columbia National Bank

2. Location

street & number 921 Walnut not for publication

city, town Kansas City vicinity of

state Missouri code 29 county Jackson code 095

3. Classification

Category	Ownership	Status	Present Use
<u> </u> district	<u> </u> public	<u> </u> occupied	<u> </u> agriculture
<u>X</u> building(s)	<u>X</u> private	<u> </u> unoccupied	<u>X</u> commercial
<u> </u> structure	<u> </u> both	<u>X</u> work in progress	<u> </u> educational
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment
<u> </u> object	<u> </u> in process	<u>X</u> yes: restricted	<u> </u> government
	<u> </u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial
	N/A	<u> </u> no	<u> </u> military
			<u> </u> museum
			<u> </u> park
			<u> </u> private residence
			<u> </u> religious
			<u> </u> scientific
			<u> </u> transportation
			<u> </u> other:

4. Owner of Property

name Columbia Building Limited, Marlin Industries

street & number 8601 Wilshire Blvd. Suite 1100

city, town Beverly Hills vicinity of state California 90211

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of Recorder of Deeds

street & number 415 East 12th Street Jackson County Courthouse

city, town Kansas City state Missouri 64106

6. Representation in Existing Surveys

title Landmarks Commission of Kansas City, Missouri Survey has this property been determined eligible? X yes no

date December, 1980 federal X state county X local

depository for survey records Landmarks Commission of Kansas City, Missouri

City Hall, 26th Floor East

city, town 414 East 12th Street, Kansas City

state Missouri 64106

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Gloyd Building, 921 Walnut, Jackson County, Missouri is a 12 story building, constructed of reinforced concrete and brick, and terra cotta cladding on the west facade. Constructed in 1909, the primary facade faces west and demonstrates the clear span construction through its window treatment.

EXTERIOR

Overall Dimensions

The building is rectangular in plan and shape, consisting of 12 stories. It is 48 feet wide (frontage on Walnut) and 118 feet deep.

Construction Materials and Colors

The building structure is reinforced concrete (considered fireproof). The first and second floors are veneered in stone and wood was added as an accent in a remodeling project. The upper floors are clad in terra cotta. The east, south and north elevation are reinforced concrete grid with brick infill. (Plate 1)

Openings

The west facade window treatment changes from story to story. The first story contains three wood windows, 1 light. (Plate 3) The second story contains 6 metal double casement windows with upper and lower clear glass transom. (Plate 3) Stories three thru 11 have a band of 10 metal windows each story, 1 over 1, double hung sash, in sets of 2 with a metal transom. (Plate 1) The twelfth story contains 5 wood windows, 1 over 1, double hung sash, flanked by side lights with a glass transom. (Plate 4)

The main entrance is located on the north half of the west facade and consist of two metal glass revolving doors with a glass transom. (Plate 3.)

The south facade, stories 3 thru 11 has 9 metal windows each story, 1 over 1, double hung sash, flanked by side lights. (Plate 2)

The east facade, stories 3 thru 12 has 8 metal windows each story, 2 over 2, double hung sash, flanked by side lights.

The north facade, stories 3 thru 12 has 7 metal windows each story, 1 over 1, double hung sash, flanked by side lights. (Plate 1)

Decorative Details

The building is terminated by an arched terra cotta parapet. A decorative cartouche is placed in each corner beneath the parapet. Centered in the parapet, is a small terra cotta cornice, with four face brackets beneath, and a title plate centered with a terra cotta cornice above. (Plate 4)

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INTERIORS

1. All the lobby walls are clad in marble. An open well, three-flight stairway is also clad in marble and leads to the upper levels. (Plate 5 and 6).
2. All the floors have been remodeled and do not retain their original appearance except in their lobby area.

The Gloyd Building has maintained its original floor layout with the elevators and stair located in their original position. This allows the leaseable square footage to take full advantage of the clear span construction. (Refer to floor plan sheet A).

ALTERATIONS

Exterior

The original storefront and second story terra cotta were removed in 1944 when Columbia National Bank purchased the building.¹ At that time, stone veneer and wood accents were added on the first and second stories. All the windows in the building were changed from the original windows in 1952 and 1953.² An original terra cotta cornice between the 11th and 12th story has been removed and replaced with a metal panel. (Plate 4)

Interior

The 1st floor interior was remodeled in 1911 for the State Bank of Kansas City.³ The interior was also remodeled in 1944 by the Columbia National Bank.⁴

CONDITION

The building is currently partially occupied by United Missouri Bank, Riva Management, Inc. and Connies Restaurant. The building is generally in good condition. Necessary work is of a maintenance rather than a remedial nature.

SITE

The Gloyd Building is located in the heart of the Central Business District of Kansas City, Missouri. It is a prominent building in the 900 block of Walnut because the buildings immediately surrounding the Gloyd Building are one and two story buildings. The Gloyd Building shares its north wall (1st and 2nd story) with First Federal Savings and Loan and its south wall (1st story only) with United Missouri Bank. United Missouri Bank is also located across the alley to the west.

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FOOTNOTES

- ¹ Building Permit, dated 8-7-1944.
- ² Building Permit, dated 8-7-52 and 9-23-1953.
- ³ Building Permit, dated 8-26-1911.
- ⁴ Building Permit, dated 8-7-1944.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1909 **Builder/Architect** Ferro-Concrete Constr. Co./John McKecknie

Statement of Significance (in one paragraph)

The Gloyd Building is historically significant because of its technological innovations and its architect. It is the first reinforced concrete skyscraper in Kansas City.¹ It is a very early example, if not the first example of reinforced concrete, clear-span construction for a skyscraper in the midwest. The Gloyd Building has a clear-span of 48 feet; very unusual for an office or light industrial use building in the early 1900's. The Gloyd Building is an influential example of a basic floor plate for high-rise office building construction. The Gloyd Building was designed by John W. McKecknie (1862-1934), a local architect and an early pioneer in the use of reinforced concrete.

Historical Data

The Gloyd Building was built, owned and occupied in 1909 by the Gloyd Lumber Company. Its architect, John W. McKecknie's offices were also located in the Gloyd Building in 1910.

The Gloyd Building was the first of three buildings designed by John W. McKecknie for the Gloyd Lumber Company. Because it was constructed of reinforced concrete, the Gloyd Building was thought to be "absolutely fireproof and it was due to this first that the Gloyd Building obtained the lowest insurance rating of any building in the city".²

Reinforced Concrete Historical Data

Cement construction began as early as the Roman and Crete times and virtually disappeared during the Middle Ages. It was reintroduced in 1774, by John Smeaton in England. Portland cement was credited to be first made in England in 1824. In the United States, concrete was first used in house construction in 1844. In 1884, the idea of using twisted rods was patented by Ernest L. Ransome. "The first major reinforced concrete factories in America were the United Shoe Machinery Company factory at Beverly, Mass., in 1903-1905; the Packard plant in Detroit in 1905 and the Ford plant in Highland Park, Michigan, 1909-1914."³

In 1902-1903, Cincinnati claimed the first reinforced concrete skyscraper, the Ingalls Building. The building was 50 x 100 feet, 210 feet high, 15½ stories. The floor slab was 5 inches thick with column bays 16 x 32 feet, dividing this into two panels, 16 feet square.⁴

An early article on reinforced concrete, in Inland Cement, 1905, stated that a usual column to column spacing was 16 feet for light structural loads similar to those anticipated in the Gloyd Building. In the early 1900's (1905-1910) there were

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several arguments against reinforced concrete construction for skyscrapers. Reasons against this method of skyscraper construction include excessively large columns, early failures of concrete construction and finally, that steel could be erected more rapidly. The Ingalls Building was believed by some to never be able to reach completion because the concrete would fail when used in a skyscraper. The concrete did not fail and completion was reached in 1903.

Keeping in mind these early arguments against reinforced concrete construction, and given spacing of columns 16 x 16 feet to be typical, the Gloyd Building becomes very innovative for its time. The skyscraper was not only built out of reinforced concrete, it was built as a clear-span measuring 48 feet. The floor is supported by ten beams each having a clear span of 48 feet.⁵ Each floor is treated as a loft with no interior columns interrupting the space. In the midwest, there appears to be no other reinforced concrete skyscraper from this early period reaching these spans.

The west facade (the primary facade) demonstrated this clear-span construction with 10 windows stretching across the facade. The reinforced concrete frame is displayed in the north and south elevations. When reading the two sides together, one can determine the type of construction and the clear-span on the interior.

The typical floor plate of the Gloyd Building is also innovative in its type. Through comparison with modern high-rise construction, the typical floor plate is $\frac{1}{4}$ of the typical floor plate used today. Take another floor plan like the Gloyd Building and rotate it 180° and you have the typical high-rise floor plan used today; a building approximately 100 x 100 feet with leasable spaces around a central core. The clear spans today generally do not exceed McKecknie's early span of 48 feet (Refer to sheet A and B).

Early Reinforced Concrete Structures in Kansas City

Kansas City was very progressive in its use of reinforced concrete in the early 1900's. John McKecknie along with Louis Curtiss designed several of these reinforced concrete structures. These early works layed the ground work for McKecknie's most innovative and successful reinforced concrete structure in Kansas City, the Gloyd Building.

In the Gloyd Building, McKecknie addresses and solves one of the pressing questions concerning the use of reinforced concrete. Reinforced concrete marked a departure from traditional materials. Its ethics and practicality were being questioned throughout the architectural world in the early 1900's. Architectural Record in April 1908, addresses the problems in an article "Architectural Expression in a New Material: Practical and Ethical Problems of Design in Reinforced Concrete." by H. Toler Booraem. Booraem states "very few designs have as yet been made, for buildings of extensive size, that announce with any positiveness the nature of concrete, particularly as expressed in reinforced construction. The few that have ventured to depend solely upon concrete have kept pretty close to the precedents of masonry, not attempting a more direct expression of the individuality of concrete."⁶ The Gloyd Building breaks from this precedence with a simple architecturally expressed facade announcing the use of reinforced concrete.

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Several earlier reinforced concrete structures contributed to the success of the Gloyd Building. The following is a list of these significant reinforced concrete structures in Kansas City:

*The Gumbel Building, 1904, designed by John McKecknie. The building was the first sizeable reinforced concrete building (six stories) in Kansas City. It still stands at the southeast corner of Eighth and Walnut.

*The Terminal Warehouse, 1905, designed by Elzner & Anderson. The warehouse was remodeled into a three story office building in 1960.

*The Montgomery Ward & Company Building, 1908, designed by John McKecknie. In this nine story building, McKecknie did not forcefully express the use of reinforced concrete.

*The Curtiss Building, 1909, a three story office building designed by Louis S. Curtiss.

Architect

John McKecknie was an early pioneer in the development of reinforced concrete. McKecknie was born in Clarksville, Ohio in 1862 and spent his early life in Wilmington, Ohio. He graduated from Princeton University in 1888 and then continued his architectural studies at Columbia University, New York. McKecknie accompanied Professor William H. Goodyear on an European expedition from May 1895 to November 1895. McKecknie measured and photographed Italian churches with Professor Goodyear while in Europe. In 1898, John McKecknie moved to Kansas City and opened an architectural office. In 1915, he formed a partnership with Frank E. Trask, the firm being known as McKecknie and Trask.

John McKecknie was intrigued with the properties and use of reinforced concrete. He believed reinforced concrete to be the "coming type of construction".⁷ John McKecknie used reinforced concrete in numerous buildings in Kansas City. Some of his significant works include the Gumbel Building in 1904 (listed on the National Register); Tenson Envelope Company Building, 1910; Grand Avenue Temple, 1911, and the Montgomery Wards Building, 1913.

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in "Missouri State Historic Preservation Plan". The Gloyd Building, therefore, is being nominated to the National Register as an example of the themes of "architecture" and "technology".

FOOTNOTES

¹ Skylines, and Midwest Architect, December-January, 1965, p. 15.

² Cement Record, July 1909, p. 2.

³ Skylines and Midwest Architect, December-January, 1965, p. 13.

⁴ Architectural Record, January-June, 1904, p. 531-544.

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- 5 Cement Record, July 1909, p. 2.
- 6 Architectural Record, April 1908, p. 249.
- 7 Interview, Harry A. Nobble - Structural Engineer for McKecknie, interviewed January 6, 1965 by Donald Hoffman - Notes from interviews.

9. Major Bibliographical References

Architectural Record, "The First Concrete Skyscraper" by A. O. Elzner, June 1904,
p. 531 - 548

10. Geographical Data

Acreage of nominated property Less than one acre

Quadrangle name Kansas City, Mo. - Kansas

Quadrangle scale 1:24,000

UTM References

A

1	5
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3	6	3	2	4	5
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Zone Easting Northing

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Zone Easting Northing

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Verbal boundary description and justification

Lot Number 57, Swope Addition

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Sue F. Yoakum

organization Urban Design Group, Architects

date April 1, 1985

street & number 1111 Grand Avenue, Suite 600

telephone (816) 421-6330

city or town Kansas City

state Missouri, 64106

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

John Karel
John Karel, Director and Deputy State Historic Preservation Officer
title Division of Parks and Historic Preservation

date 6/10/85

For NPS use only

I hereby certify that this property is included in the National Register

date:

Keeper of the National Register:

Attest:

date:

Chief of Registration:

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Architectural Record, "The Evolution of the Modern Warehouse", May 1907, p. 379 - 384.

Architectural Record, "Architectural Expression in a New Material: Practical and Ethical Problems of Design in Reinforced Concrete", April, 1908, p. 249.

Building Permits, Landmark Commission of Kansas City, Missouri, 26th Floor, City Hall.

Cement Record, "The Gloyd Building," Kansas City, Mo., July 1909, p. 2-3.

Ehrlich, George, Kansas City, Missouri, an Architectural History 1826-1976. Lowell Press, Kansas City, Missouri, 1979.

Historic Inventory, 1980, Local, Landmarks Commission of Kansas City, Missouri, City Hall, 26th Floor, E. 414 East 12th Street, Kansas City, Missouri 64106

Hoffman, Donald, Kansas City Star and Times, 1729 Grand Avenue, Kansas City, Missouri, interviewed, March 6, 1985.

Inland Architect and News, "Reinforced Concrete", March 1905, p. 16 - 18.

Kansas City: A Place in Time, 1977, Local, Landmarks Commission of Kansas City, Missouri, City Hall, 26th Floor, E., 414 East 12th Street, Kansas City, Missouri 64106.

Kansas City Star, October 20, 1934.

McKecknie, John, Sherry Piland, Landmarks Commission of Kansas City, Missouri, January 1981.

Noble, Harry A., Structural Engineer for McKecknie, Interviewed January 6, 1965, by Donald Hoffman, Notes from interview.

Pen & Sunlight Sketches of Kansas City, Missouri, (Kansas City, Missouri: American Illustration Company, 1914).

Piland, Sherry, Landmarks Commission, City Hall, 26th Floor, 414 East 12th Street, Kansas City, Missouri 64106, Interviewed, March 18, 1985.

Samuelson, Tim, Chicago Landmarks Commission, Interviewed, March 5, 1985.

Skylines and Midwest Architect, "Early Concrete Construction in Kansas City", Dec. - Jan., 1965, p. 13 - 22.

Stritz, Mimi, St. Louis, Landmarks Association of St. Louis, Interviewed, March 5, 1985.

University of Missouri, Kansas City, Western Historical Manuscript Collection, 5100 Rockhill Rd., Kansas City, Missouri.

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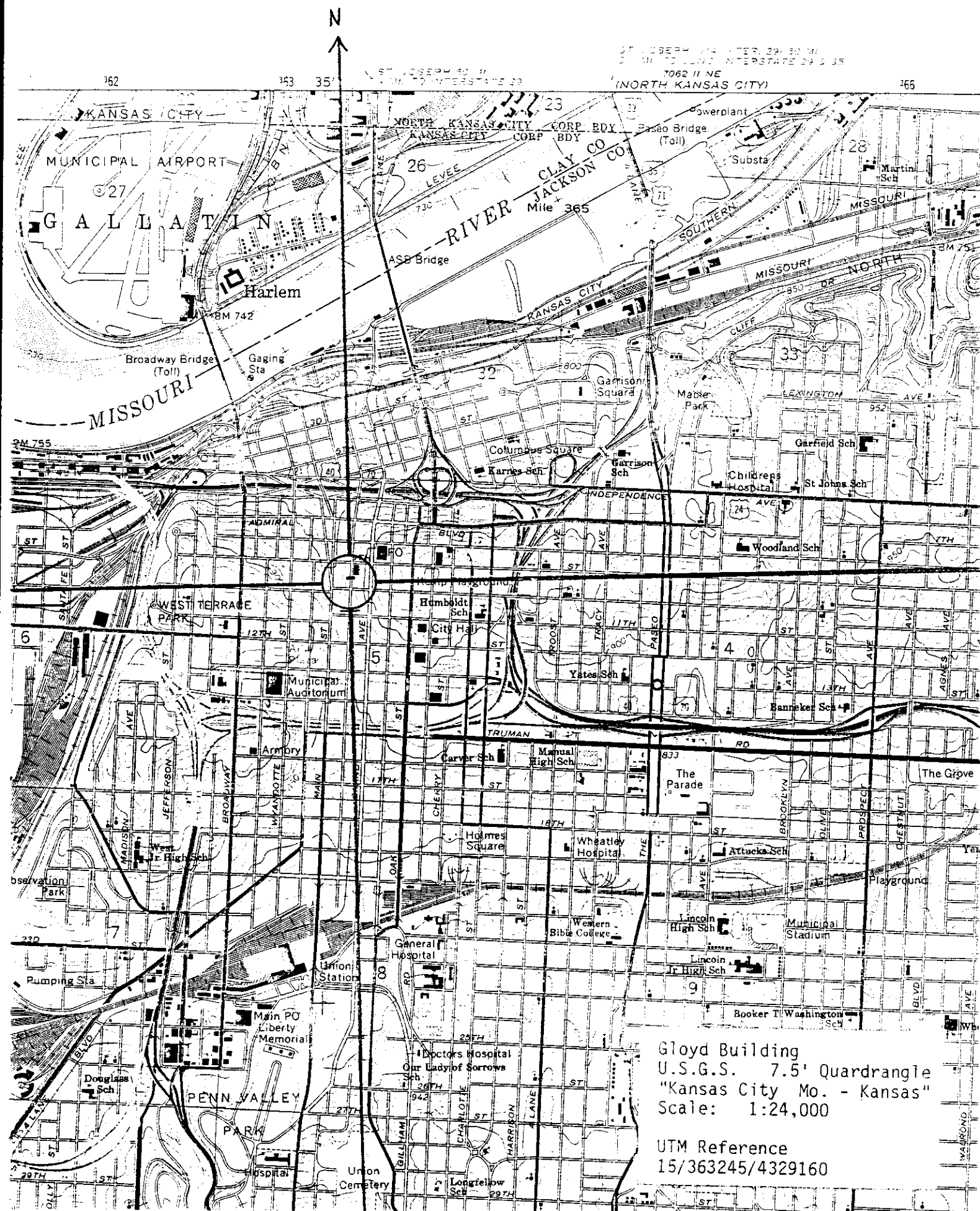
Page 2

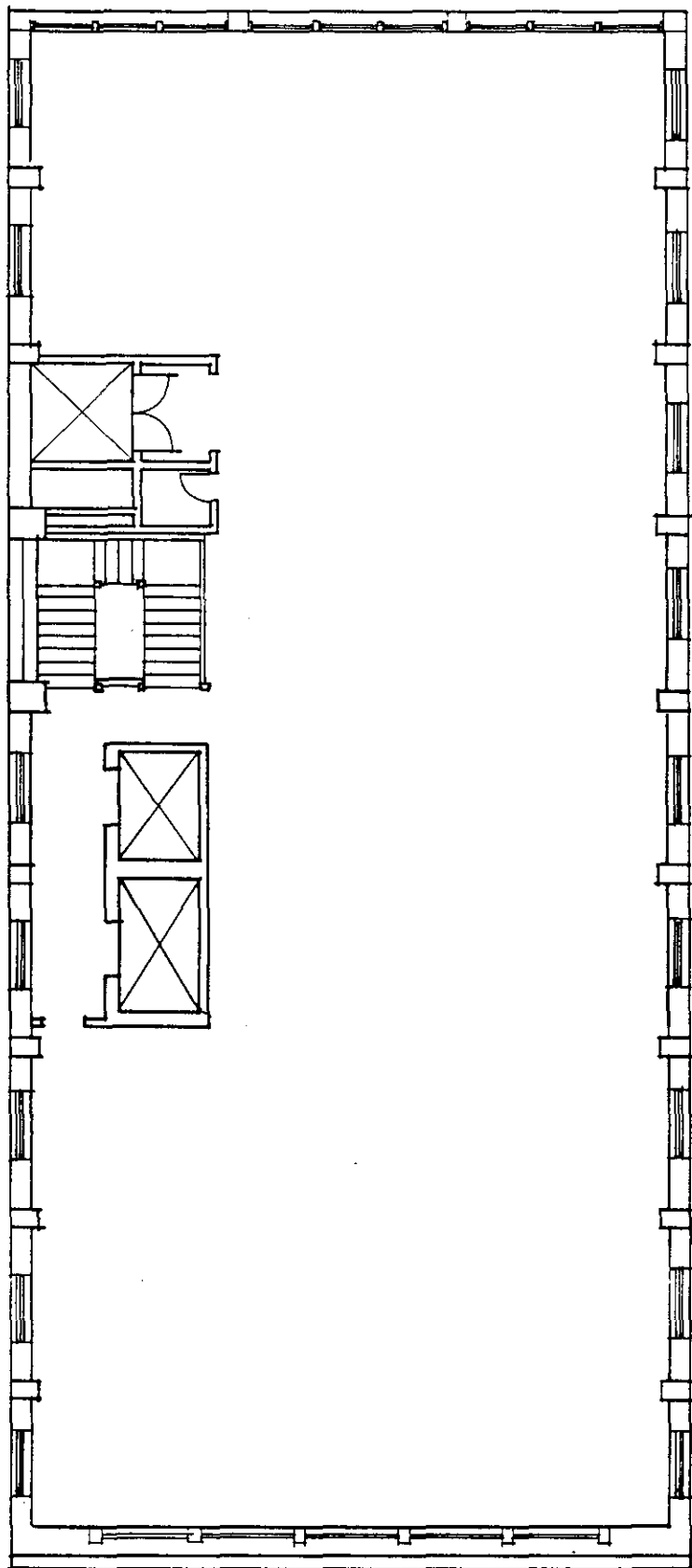
Ward, Mike, Illinois State Historic Society, Interviewed, March 5, 1985.

Wasama, Doug, Kansas City Historic Foundation, 20 W. 9th, Kansas City, Missouri,
Interviewed, March 4, 1985.

Western Contractor, April 7.

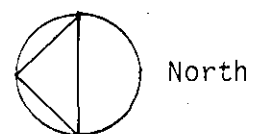
Whitten, Marcus, American Architecture Since 1780: A Guide to the Styles (Cambridge,
Massachusetts: M.I.T. Press, 1969), p. 183 - 200

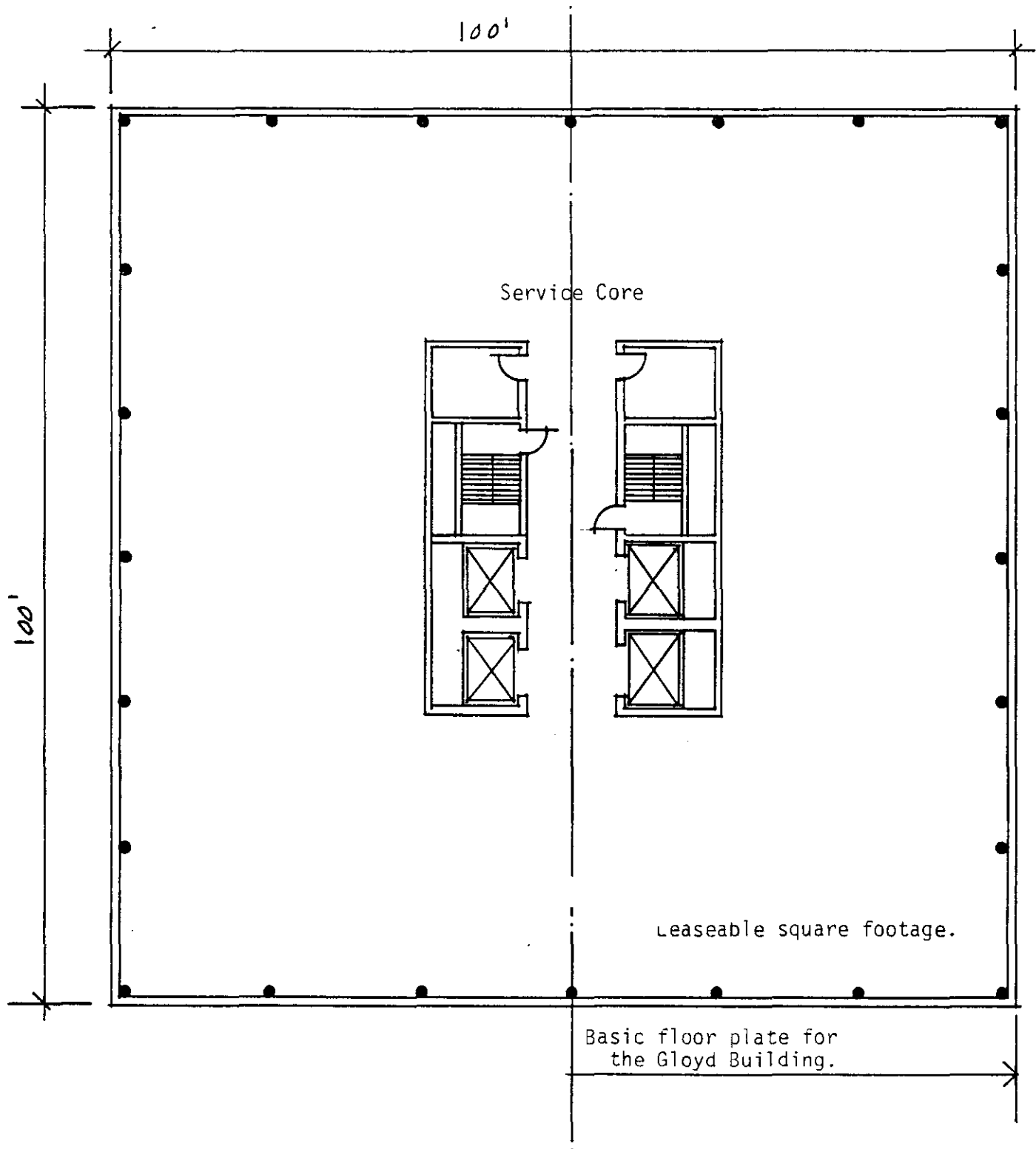




Typical floor plate of the
Gloyd Building.

Lobby area each floor
remains in the configuration
as original.





Basic floor plate for high-rise office construction.

The clear spans usually do not exceed the 48 feet;

McKecknie's span in 1909.

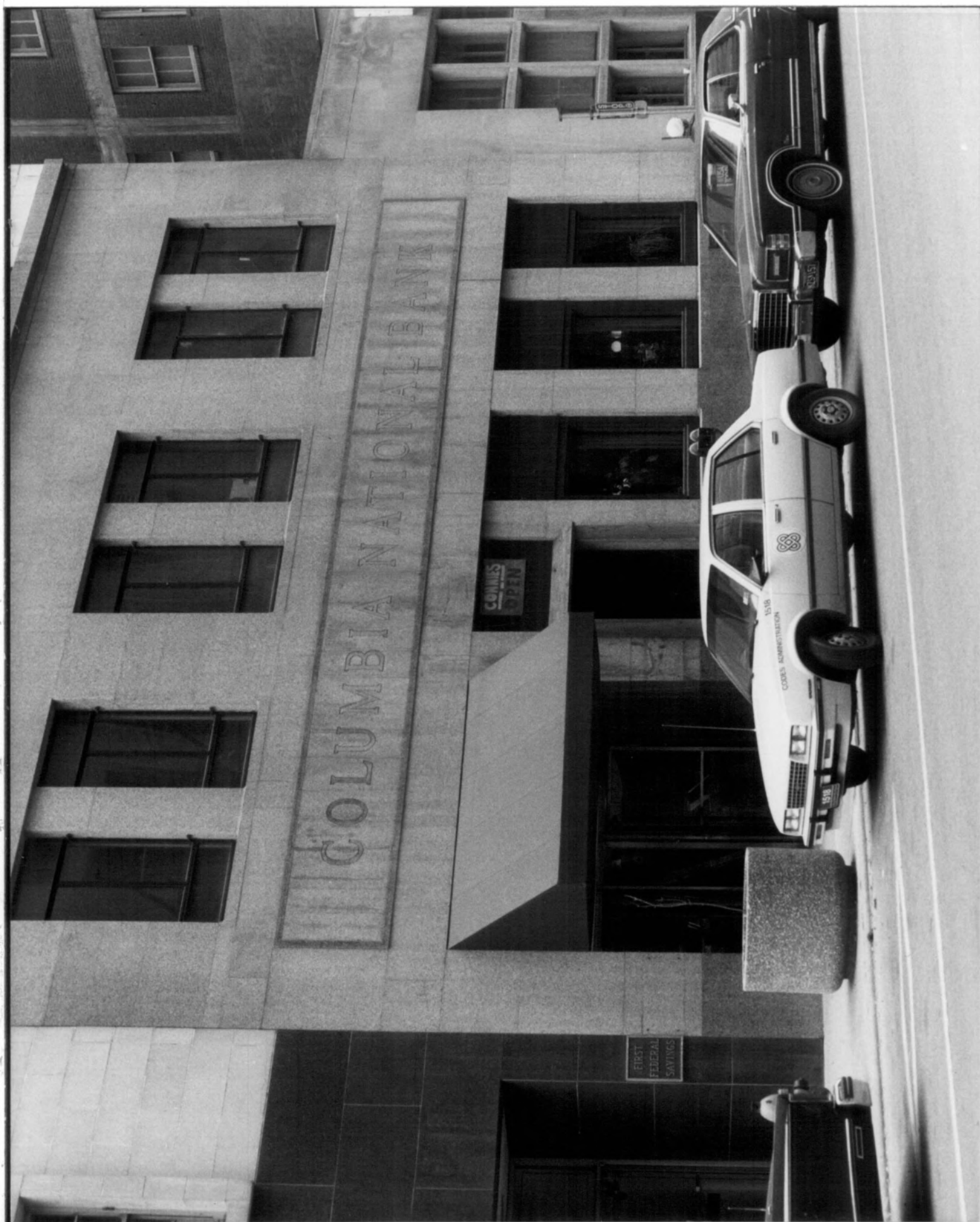
- 1) The Gloyd Building
- 2) Kansas City, Missouri
- 3) Paul S. Kivett
- 4) March, 1985
- 5) Architectural Fotographics,
715 May Street
Kansas City, Missouri
- 6) Camera direction is southeast
- 7) Plate Number 1.



- 1) The Gloyd Building
- 2) Kansas City, Missouri
- 3) Paul S. Kivett
- 4) March, 1985
- 5) Architectural Fotographics
715 May Street
Kansas City, Missouri
- 6) Camera direction northeast
- 7) Plate Number 2.



- 1) The Gloyd Building
- 2) Kansas City, Missouri
- 3) Sue E. Yoakum
- 4) March, 1985
- 5) Urban Design Group
1111 Grand Ave.
Kansas City, Missouri
- 6) Camera direction southeast
- 7) Plate Number 3.



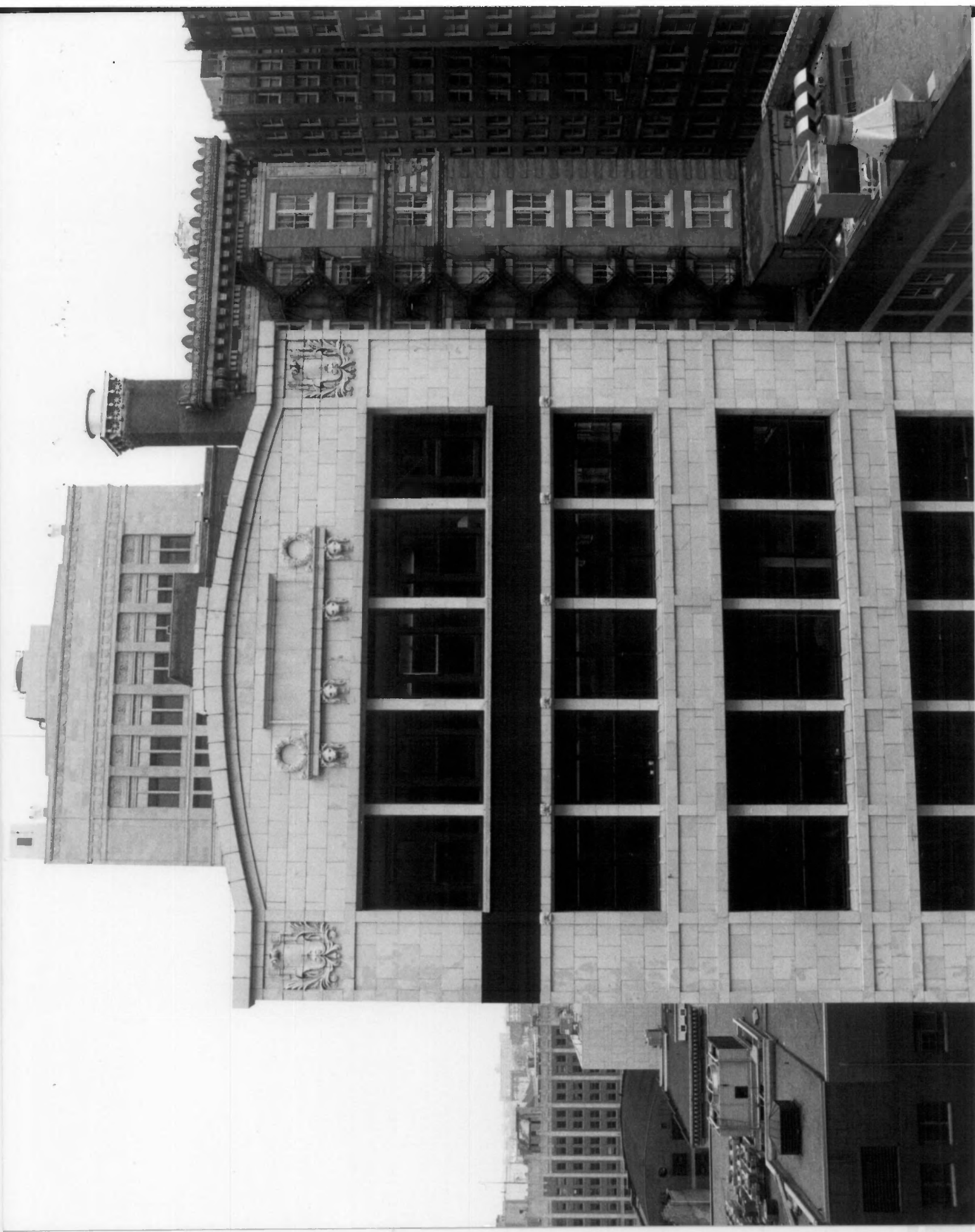
COLUMBIA NATIONAL BANK

COIN'S
OPEN

FIRST
FEDERAL
SAVINGS

1518
CODEL SUBSCRIPTION

- 1) The Gloyd Building
- 2) Kansas City, Missouri
- 3) Sue E. Yoakum
- 4) March, 1985
- 5) Urban Design Group
1111 Grand Ave.
Kansas City, Missouri
- 6) Camera direction east
- 7) Plate Number 4.



- 1) The Gloyd Building
- 2) Kansas City, Missouri
- 3) Sue E. Yoakum
- 4) March, 1985
- 5) Urban Design Group
1111 Grand Ave.
Kansas City, Missouri
- 6) Main Lobby first level
Camera direction east
- 7) Plate Number 5.



- 1) The Gloyd Building
- 2) Kansas City, Missouri
- 3) Sue E. Yoakum
- 4) March, 1985
- 5) Urban Design Group
1111 Grand Ave.
Kansas City, Missouri
- 6) Typical Lobby floors 2 thru 12.
Camera direction east
- 7) Plate Number 6.



- 1) The Gloyd Building
- 2) Kansas City, Missouri
- 3) Sue E. Yoakum
- 4) March, 1985
- 5) Urban Design Group
1111 Grand Ave.
Kansas City, Missouri
- 6) Typical floor interior,
Camera direction southeast
- 7) Plate Number 7.

